Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
12-0103HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of June, 2012

Notary Public
Commission Expires: 01/07/2013

AMANDA VAUGHN — State of Tennessee Notary Public — DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120043929 DEEDWARR
Recvd: 06/14/12 11:03 2 pgs
Fees:13.00 Taxes:417.92
20120614-0052123

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ellen Kotzbauer 1409 Alteras Circle Nashville, TN 37211	F&M Bank 50 Franklin St. Clarksville, TN 37040	172-00-0-070.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Roderick M. Owens, an unmarried person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ellen Kotzbauer, single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 4 of an unrecorded survey and being more particularly described as follows:

Beginning in the center of Mt. Pisgah Road at the corner of Lot Nos. 4 and 5, said beginning point being 347.7 feet north of the northwest corner of a tract conveyed to the Trustees of the Benevolent Order No. 10 as of record in Book 369, Page 264, Register's Office for Davidson County, Tennessee. Fronting 211.5 feet on Mt. Pisgah Road and running easterly between parallel lines measuring 532.5 feet on the southerly border and 591.7 feet on the northerly border to a rear line measuring 203 feet, as shown in an unrecorded survey drawn by John M. Sullivan and dated November 23, 1949.

BEING the same property conveyed to Roderick M. Owens, with a Life Estate to Clara Jenkins, by Quitclaim Deed from Clara Jenkins, dated 12/23/02 and recorded 1/3/03 in Instrument No. 20030103-0001125; and being the same property previously conveyed to Clara Jenkins, by Quitclaim Deed from Doris C. Owens and Cornelia L. Dozier, dated 8/29/80 and recorded 8/29/80 in Book 5644, Page 456; and being the same property previously conveyed to Montgomery Owens by Division Deed from Lizzie L. Watson, Argusta Bell Glenn, Lucien Owens and Margaret Owens Trice, dated 9/28/54 and recorded 10/1/54 in Book 2300, Page 57, in the Register's Office of Davidson County, Tennessee. The said Montgomery Owens having since died thereby vesting his interest in subject property in Doris C. Owens and Cornelia L. Dozier, his heirs at law. The said Clara Jenkins having since died on October 17, 2008

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6114 Mt Pisgah Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of June, 2012.

Roderick M. Owens

Roderick M. Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roderick M. Owens** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2012.

SUMNER COUNTY
KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC

Kim Gillespie
Notary Public
My Commission Expires: 10-23-12

(Notary Seal)